

together with all the buildings and improvements thereon and all the rights, ways, roads, waters, privileges and appurtenances thereto belonging or in anywise appertaining, and in which said mortgage it was, among other things provided that if default should be made in the payment of the principal when due, or the payment of any interest as therein provided, or in any agreement, covenant or condition of said mortgage, then the entire mortgage debt should be deemed due and demandable, and it should be lawful for the said Henry V. Wielen, or his agent and attorney, or for any assignee of the said mortgage, at any time after such default, to sell the property therein mortgaged at the Court House door in Frederick City, Frederick County, Maryland, at public auction for cash, and to grant and convey the said property to the purchaser or purchasers thereof, his, her, or their heirs and assigns, upon giving notice of the time, place, manner and terms of sale by advertisement for more than 20 days prior to the day of sale in some newspaper printed in Frederick County, and in the event of sale to apply the proceeds as in said mortgage stipulated. All of which will fully appear by reference to said mortgage filed in these proceedings as "Exhibit Mortgage", and which, together with all other Exhibits, herewith produced, it is prayed may be taken and considered as a part of this petition and report.

SECOND: Default having been made in the payment of the principal and interest due upon said mortgage, as in said mortgage provided, Henry V. Wielen, on the 21st day of November, 1957, assigned the said mortgage to the said Richard E. Zimmerman for the purpose of foreclosure, as will appear in the said "Exhibit Mortgage".

THIRD: That subsequently to said assignment, the said Richard E. Zimmerman, Assignee, advertised the second parcel of real estate conveyed by said mortgage and hereinabove mentioned at public auction and filed his duly approved bond as required by law after giving notice of the time, place, manner and terms of sale, by advertisement in the Frederick Post, a newspaper published in Frederick County, Maryland, once a week for three successive weeks, being more than twenty days before said sale, did pursuant to said notice attend at the Court House door in Frederick City, Frederick County, State of Maryland, on December 13, 1957 at the hour of 10:00 o'clock A.M. and then and there proceeded to sell said real estate as follows:

Your assignee offered the second parcel of said mortgaged property and received a bid of \$6950., which was then and there the highest and best bid your assignee received for said second parcel of the mortgaged premises; and your assignee did then and there sell the second parcel of said mortgaged premises, together with the improvements thereon,